

ANUP S SHAH LAW FIRM

26th December, 2019

M/s. Sobha Limited,
 (formerly Sobha Developers Limited),
 Office at Sobha, No.51/5,
 Sarjapura-Marathahalli Outer Ring Road (ORR)
 Deverabeesanahalli, Bellandur Post,
 Bangalore – 560 013.

Dear Sirs,

Attn: Mr. Ashok Kumar N.B

We act as Legal Advisors to M/s.Sobha Limited, who have forwarded to us the photocopies of documents of title with regard to all that piece and parcel of residentially converted lands bearing (a) Survey No.73/3 measuring about 2 Acres 27 Guntas (b) Survey No.74/2 measuring about 3 Acres 13 Guntas and (c) Survey No. 75 measuring about 4 Acres (earlier portion of Survey No.72 and still earlier Survey No.35), all situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk and presently bearing Kannamangala Village Panchayat Khata No.80/73/3/74/2/75 (PID No.150300200400520002), Thimmegowdanahosahalli Village, Devanahalli Taluk, measuring in all about 10 Acres or 40469.40 square metres ("**Property**" or "**Said Lands**") and which is more fully set out in Para III below for the scrutiny of title.

I. DOCUMENTS FURNISHED:		
Sl.No.	Date	Particulars
1.		Saguvali Chit Register Extract for the period 1941-42 and 1942-43 issued by office of the Tahsildar, Devanahalli Taluk to A.Subbarayappa with regard to Survey No.35/1 measuring about 4 Acres, Survey No.35/2 measuring about 4 Acres, Survey No.35/3 measuring about 4 Acres, Survey No.35/4 measuring about 4 Acres and Survey No.35/5 measuring about 4 Acres and in all measuring about 20 Acres;
2.	24.07.1946	Sale Deed executed by A.Subbarayappa son of Devangada Avalappa in favour of Siddamma wife of Devangada Venkatappa (registered on 25.07.1946 as Document No.208/1946-47 in Book-I, Volume No.512, at Pages 94 and 95, in office of the Sub-Registrar, Devanahalli) with regard to Survey No.35 measuring about 20 Acres;

-1-
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Sl.No.	Date	Particulars
3.	06.02.1950	Sale Deed executed by Siddamma wife of late Devangada Venkatappa in favour of Sanjeevappa son of Chikka Hanumanthappa (registered on 08.02.1950 as Document No.1505/1949-50 in Book-I, Volume No.577 at Pages 1 and 2, in office of the Sub-Registrar, Devanahalli) with regard to Survey No.35 measuring about 20 Acres;
4.	16.07.1954	Sale Deed executed by Sanjeevappa son of Chikka Hanumanthappa, joined by his sons Hanumanthappa and Anjanappa in favour of V.Channaveerappa son of K.P.Veerabhadrapa (registered on 22.07.1954 as Document No.736/1954-55 in Book-I, Volume No.651 at Pages 1 and 2, in office of the Sub-Registrar, Devanahalli) with regard to portion of Survey No.35 measuring about 12 Acres from and out of 20 Acres;
5.	22.07.1954	Lease Deed executed by Sanjeevappa son of Chikka Hanumathappa in favour of V.Channaveerappa son of K.P.Veerabhadrapa (registered as Document No. 739/1954-55 in Book-I Volume No. 650 at Page 55 in office of the Sub Registrar Devanahalli) with regard to Survey No.35 measuring about 12 Acres from and out of 20 Acres;
6.	22.08.1968	Sale Deed executed by V.Channaveerappa son of late K.P.Veerabhadrapa (for self and as father and natural guardian of his minor son Vijayakumar) and his son Vishwanath in favour of M.C.Vasundra wife of Chikka Veerabhadrapa son of Chikkarudrapa (registered on 28.08.1968 as Document No.1803/1968-69 in Book-I, Volume - 1013 at Pages 14 to 17, in the office of the Sub-Registrar, Devanahalli) with regard to portion of Survey No.35 (Portion 2) measuring about 12 Acres from and out of 20 Acres;
7.	21.06.1985	Sale Deed executed by M.C.Vasundra wife of Chikka Veerabhadrapa in favour of Shivakumar Kheny and Dharmaraj Kheny both sons of Maharudrapa Kheny (registered on 29.06.1985 as Document No.178/1985-86 in Book-I, Volume -1315, at Pages 191 to 196, in office of the Sub-Registrar, Devanahalli) with regard to portion of Survey No.35 measuring about 12 Acres from and out of 20 Acres;
8.		Mutation Register Extract bearing M.R. No.4/1985-86 issued by office of the Village Accountant, Bommarawara Group, Devanahalli Taluk, to Shivakumar Kheny and Dharmaraj Kheny both sons of Maharudrapa Kheny with regard to portion of Survey No.35 measuring about 12 Acres;

Sl.No.	Date	Particulars
9.	29.05.2003	Release Deed executed by Shivakumar Kheny son of Maharudrappa Kheny in favour of his brother Dharmaraj Kheny (registered on 08.07.2003 as Document No.543/2003-04 in Book-I, Volume-1988, at Pages 70 to 74, in office of the Sub-Registrar, Devanahalli) with regard to Survey Nos.73, 74 and 75 (Old survey No.35) measuring about 11 Acres from and out of 12 Acres;
10.		Mutation Register Extract bearing M.R.No.20/2002-03 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Taluk Office, Devanahalli Taluk, Devanahalli to Dharmaraj Kheny son of Maharudrappa Kheny with regard to Survey No.73 measuring about 20 Guntas and Survey No.74 measuring about 20 Guntas;
11.	05.11.2005	Certified copy of Order in case bearing No. RRT/CR:241/2005-06 on the file of Tahsildar, Devanahalli Taluk, filed by Dharmaraj Kheny against Tahsildar with regard to Survey Nos.73, 74, 75.
12.		Mutation Register Extract bearing M.R.No.11/2005-06 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Devanahalli Taluk, Devanahalli to Dharmaraj Kheny and Shivakumar Kheny with regard to Survey Nos.73, 74, 75;
13.	07.03.2007	General Power of Attorney executed by Dharmaraj Kheny son of late Maharudrappa Kheny in favour of T.K.Sreenivasa Setty son of late Venkatachala (registered as Document No.478/2006-07 in Book-IV, stored in CD No.DNHD 123 in office of the Sub-Registrar, Devanahalli) with regard to Survey No.73 measuring about 2 Acres 27 Guntas, Survey No.74 measuring about 3 Acres 13 Guntas and Survey No.75 measuring about 4 Acres;
14.	11.04.2007	Sale Deed executed by Dharmaraj Kheny son of Maharudrappa Kheny represented by his Attorney Holder T.K.Sreenivasa Setty in favour of T.K.Sreenivasa Setty son of late Venkatachala Setty (registered on 19.04.2007 as Document No.349/2007-08 in Book-I, Stored in CD No.DNHD 126, in the office of the Sub-Registrar, Devanahalli) with regard to Survey No.73 measuring about 2 Acres 27 Guntas, Survey No.74 measuring about 3 Acres 13 Guntas and Survey No.75 measuring about 4 Acres;

Sl.No	Date	Particulars
(15)		Mutation Register Extract bearing M.R.No.17/2006-07 issued by office of the Village Accountant, Computerised Centre, Taluk Office, Devanahalli Taluk, to T.K.Sreenivasa Setty son of late Venkatachala Setty with regard to Survey No.73 measuring about 2 Acres 27 Guntas, Survey No.74 measuring about 3 Acres 13 Guntas and Survey No.75 measuring about 4 Acres;
(16)	10.09.2012	Order in case bearing No. No.LRF:SR(D):100/2011-12 on the file of the Assistant Commissioner, Doddaballapur Sub-Division Bangalore filed by the Tahsildar (on behalf of the Government) against T.K.Sreenivasa Setty son of late Venkatachala Setty with regard to Survey Nos. 73, 74 and 75;
(17)	22.09.2012	Demand Notice bearing No.ALN(De.K):SR:23/2012-13 issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore, with regard to Survey No.73 measuring about 2 Acres 27 Guntas, Survey No.74 measuring about 3 Acres 13 Guntas and Survey No.75 measuring about 4 Acres together measuring about 10 Acres;
(18)	05.10.2012	Receipt acknowledging payment of Conversion fine issued by State Bank of Mysore, Devanahalli Branch with regard to Survey No.73 measuring about 2 Acres 27 Guntas, Survey No.74 measuring about 3 Acres 13 Guntas and Survey No.75 measuring about 4 Acres together measuring about 10 Acres;
(19)	17.10.2012	Official Memorandum bearing No.ALN:(De.K) SR: 23/2012-13 issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore, to T.K.Sreenivasa Setty son of late Venkatachala Setty discloses the conversion of Survey No.73/3 measuring about 2 Acres 27 Guntas, Survey No.74/2 measuring about 3 Acres 13 Guntas and Survey No.75 measuring about 4 Acres together measuring about 10 Acres from agricultural to non-agricultural residential purpose;
(20)		Mutation Register Extract bearing M.R.No.T8/2012-13 issued by office of the Village Accountant, Computerised Centre, Taluk Office, Devanahalli Taluk, to T.K.Sreenivasa Setty son of late Venkatachala Setty recording conversion of Survey No.73/3 measuring about 2 Acres 27 Guntas, Survey No.74/2 measuring about 3 Acres 13 Guntas and Survey No.75 measuring about 4 Acres;

Sunitha R

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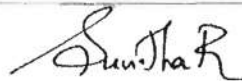
Sl.No.	Date	Particulars
(21.)	02.03.2013	Sale Deed executed by T.K.Sreenivasa Setty son of late Venkatachala Setty in favour of M/s.Renaissance Holdings and Developers Private Limited represented by its Director Sharada Ramanj (registered as Document No.8132/2012-13 in Book-I, stored in CD No.DNHD 311, in office of the Sub-Registrar, Devanahalli) with regard to Survey No.73/3 measuring about 2 Acres 27 Guntas, Survey No.74/2 measuring about 3 Acres 13 Guntas and Survey No.75 measuring about 4 Acres;
(22.)	21.12.2013	Form 9 and Form 11 (Panchayat Khata) issued by office of the Panchayat Development Officer to M/s. Renaissance Holdings and Developers Private Limited with regard to Khata No. 80/73/3/74/2/75 (old Survey Nos. 73/3, 74/2 & 75) having its sital area as 40469.40 square meters or 10 Acres;
(23.)	21.12.2013	Tax Paid Receipt for the year 2013-14, issued by office of Bill Collector, Kannamangala Grama Panchayat, Devanahalli Taluk to M/s. Renaissance Holdings and Developers Private Limited with regard to the Khata No. 80/73/3/74/2/75;
(24.)	20.09.2019	Public Notice published in The Times of India and Prajavani (both Bangalore Edition) notifying to develop Survey Nos.73/3, 74/2 & 75 belonging to M/s.Renaissance Holdings and Developers Private Limited;
Re: Documents relating to M/s. Renaissance Holdings and Developers Private Limited, a company:		
(25.)	22.09.1994	Memorandum of Association and Articles of Association of Renaissance Holdings and Developers Private Limited;
(26.)	03.10.1994	Certificate of Incorporation issued by the Registrar of Companies, Karnataka, Bangalore incorporating "Renaissance Holdings and Developers Private Limited" under the Companies Act;
(27.)	14.07.2005	Certificate of Registration of Alteration of Objects issued by the Registrar of Companies, Karnataka, Bangalore;
(28.)	11.04.2018	Certificate issued by Shashidhara G.S, Company Secretary, Bangalore;

Sl.No.	Date	Particulars
Re: Endorsements:		
(29)	12.12.2011	Endorsement bearing No.LRF:CR:214/2011-12 issued by office of the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore, with regard to Survey No.73 measuring about 2 Acres 27 Guntas, Survey No.74 measuring about 3 Acres 13 Guntas and Survey No.75 measuring about 4 Acres along with other Survey Nos;
(30)	13.12.2011	Endorsement bearing No. PTCL:CR:(De)(E):198/2011-12 issued by office of the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore, with regard to Survey No.73 measuring about 2 Acres 27 Guntas, Survey No.74 measuring about 3 Acres 13 Guntas and Survey No.75 measuring about 4 Acres along with other Survey Nos;
(31)	20.03.2012	Endorsement bearing No.LRF:CR:614/2011-12 issued by office of the Tahsildar, Devanahalli Taluk, with regard to Survey No.73 measuring about 3 Acres, Survey No.74 measuring about 4 Acres and Survey No.75 measuring about 4 Acres;
(32)	30.06.2012	Endorsement bearing No.LAQ:CR: 1/2012-13 issued by office of the Tahsildar, Devanahalli Taluk, with regard to Survey Nos.73, 74, 75 measuring in all about 10 Acres along with other Survey Nos;
(33)	06.07.2012	Endorsement bearing No. KHB: LAQ: /2012-13 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, with regard to Survey Nos.73, 74, 75 along with other Survey Nos;
(34)	06.07.2012	Endorsement bearing No. Bangalore/SpLAO-2 :1072/2012-13 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, with regard to Survey No.73, 74, 75 along with other Survey Nos;
(35)	23.01.2019	Endorsement bearing No. R.K.C.R: 1041/2018-19 issued by office of the Tahsildar Grade- 2, Devanahalli Taluk, with regard to Survey No. 35;
(36)	18/19.02.2019	Endorsement bearing No.BIAAPA/TP03/MIS/90/2018-19/2247 issued by Joint Director and Member Secretary, Bangalore International Airport Planning Authority, Devanahalli;

Sunitha R

Sl.No.	Date	Particulars
Re: Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike with regard to Survey No.35/3:		
37.		Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 1968-69 to 1987-88 issued by office of the Tahsildar, Devanahalli Taluk with regard to Survey No.35/3, having the total and actual extent as 4 Acres, there being no kharab;
Re: Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike with regard to Survey No.35/4:		
38.		Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 1968-69 to 1982-83 issued by office of the Tahsildar, Devanahalli Taluk with regard to Survey No.35/4, having the total and actual extent as 4 Acres, there being no kharab;
Re: Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike with regard to Survey No.35/5:		
39.		Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 1968-69 to 1987-88 issued by office of the Tahsildar, Devanahalli Taluk with regard to Survey No.35/5, having the total and actual extent as 4 Acres, there being no kharab;
Re: Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike with regard to Survey Nos.73 and 73/3:		
40.		Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 1983-84 to 2001-02 issued by office of the Tahsildar, Devanahalli Taluk with regard to Survey No.73, having the total and actual extent as 4 Acres, there being no kharab;
41.		Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the 2002-03 to 2010-11 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Devanahalli Taluk, with regard to Survey No.73, having the total and actual extent as 4 Acres, there being no kharab;
42.		Computerised copy of Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 2011-12 to 2017-18 with regard to Survey No.73/3, having the total and actual extent as 2 Acres 27 Guntas, there being no kharab;

Sl.No.	Date	Particulars
Re: Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike with regard to Survey Nos. 74 and 74/2:		
43.		Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period from 1986-87 to 1991-92, 1997-98 to 2001-02 issued by office of the Tahsildar, Devanahalli Taluk with regard to Survey No.74, having the total and actual extent as 4 Acres, there being no kharab;
44.		Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period from 2002-03 to 2011-12 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Devanahalli Taluk, Bangalore with regard to Survey No.74, having the total and actual extent as 4 Acres, there being no kharab;
45.		Computerized copy of Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 2011-12 to 2014-15 to 2016-17 and 2017-18 with regard to Survey No.74/2 having the total and actual extent as 3 Acres 13 Guntas, there being no kharab;
Re: Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike with regard to Survey No.75:		
46.		Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 1986-87 to 2001-02 issued by office of the Tahsildar Grade-2, Devanahalli Taluk, with regard to Survey No.75, having the total and actual extent as 4 Acres, there being no kharab;
47.		Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 2002-03 to 2017-18 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Devanahalli Taluk, Bangalore with regard to Survey No.75, having the total and actual extent as 4 Acres, there being no kharab;
Re: Survey Records:		
48.		Village Map of Thimmegowdanahosahalli village issued by office of the Director, Land Survey, Revenue Settlement and Land Records, Bangalore;
49.		Kammi Jasti Patrike issued by office of Tahsildar, Devanahalli Taluk;



Sl.No.	Date	Particulars
50.		LR Tippani Nakal issued by Superintendent of Land Records, Assistant Director, Devanahalli Taluk with regard to Survey No.72;
51.		Phoddi Prathi Extract issued by office of the Assistant Director of Land Survey Department, Doddaballapur, Sub-Division, Bangalore with regard to Survey No.72;
52.		Phoddi Sketch issued by office of the Assistant Director of Land Survey Department, Doddaballapur, Sub-Division, Bangalore;
Re: Survey Records relating to Survey No.73:		
53.		Re-Survey Tippani issued by office of the Director of Land Survey Department, Devanahalli with regard to Survey No.73 (earlier portion of Survey No. 72) measuring about 4 Acres, there being no kharab;
54.		Tippani Nakal issued by office of the Assistant Director of Land Records, Doddaballapura Sub- Division, Bangalore with regard to Survey No.73;
55.		Hissa Tippani Nakal as on 05.04.2010 issued by office of the Inspector, Devanahalli Taluk with regard to Survey No.73 (earlier portion of Survey No. 72);
56.		Atlas issued by office of the Inspector, Devanahalli Taluk with regard to Survey No.73;
57.		RR Balabagada Nakal issued by office of the Inspector, Devanahalli Taluk with regard to Survey No.73;
58.		Hissa Tippani Nakal as on 02.04.2012 issued by office of the Superintendent, office of Assistant Director of Land Records, Devanahalli Taluk with regard to Survey No.73/1;
59.		Atlas issued by office of the Superintendent, office of Assistant Director of Land Records, Devanahalli Taluk with regard to Survey No.73/1;
60.		RR Balabagada Nakal issued by office of the Superintendent, office of Assistant Director of Land Records, Devanahalli Taluk with regard to Survey No.73/1;

Sl.No.	Date	Particulars
Re: Survey Records relating to Survey No.74:		
61.		Re-Survey Tippani as on 22.05.1986 issued by office of the Inspector, Devanahalli Taluk with regard to Survey No.74 (earlier portion of Survey No. 72) measuring about 4 Acres, there being no kharab;
62.		Tippani Nakal issued by office of the Assistant Director of Land Records, Doddaballapura Sub- Division, Bangalore with regard to Survey No.74;
63.		Hissa Tippani Nakal as 02.04.2012 issued by office of the Superintendent, office of Assistant Director of Land Records, Devanahalli Taluk with regard to Survey No.74 (earlier portion of Survey No. 72);
64.		Atlas issued by office of the Superintendent, office of Assistant Director of Land Records, Devanahalli Taluk with regard to Survey No.74;
65.		RR Balabagada Nakal office of the Superintendent, office of Assistant Director of Land Records, Devanahalli Taluk with regard to Survey No.74;
Re: Survey Records relating to Survey No.75:		
66.		Re-Survey Tippani as on 22.05.1986 issued by office of the Inspector, Devanahalli Taluk with regard to Survey No.75 (earlier portion of Survey No. 72) measuring about 4 Acres, there being no kharab;
67.		Tippani Nakal issued by office of the Tahsildar, Devanahalli Taluk with regard to Survey No.75;
Re: Common Survey Records:		
68.		Karnataka Revision Settlement Akarband issued by office of the Inspector, Devanahalli Taluk with regard to Survey No. 73, 74 and 75;
69.		Karnataka Revision Settlement Akarband issued by office of the Superintendent (Ka.Ni), office of Assistant Director of Land Records, Devanahalli Taluk with regard to Survey No. 74/1, 74/2, 73/1, 73/2 and 73/3;

Sl.No.	Date	Particulars
Re: Search Reports relating to Survey Nos.35, 35/3, 35/4, 35/5:		
70.	28.11.2011	Search Report bearing S.A.No.12758/2011-12 covering the period from 01.04.1935 to 31.03.1960 issued by the office of the Sub-Registrar, Devanahalli with regard to Survey No.35;
71.	02.03.2019	Search Report bearing S.A.No.28478/2018-19 covering the period from 01.04.1960 to 31.03.1982 issued by the office of the Senior Sub-Registrar, Devanahalli with regard to Survey No.35;
72.	23.12.2019	Search Report bearing S.A.No.27157/2019-20 covering the period from 01.04.1982 to 31.03.1986 issued by Senior Sub-Registrar, Devanahalli with regard to Survey No.35;
73.	23.12.2019	Search Report bearing S.A.No.22156/2019-20 covering the period from 01.04.1968 to 31.03.1969 issued by Senior Sub-Registrar, Devanahalli with regard to Survey No.35 (Portion No.2);
74.	22.02.2013	Search Report bearing S.A.No.19078/2012-13 covering the period 01.04.1960 to 31.03.1984 issued by Sub-Registrar, Devanahalli with regard to Survey No.35/3, 35/4, 35/5;
75.	14.01.2019	Search Report bearing S.A.No.24250/2018-19 covering the period from 01.04.1984 to 31.03.2004 issued by the Sub-Registrar, Devanahalli with regard to Survey No.35/3 measuring about 4 Acres;
76.	14.01.2019	Search Report bearing S.A.No.24249/2018-19 covering the period from 01.04.1984 to 31.03.2004 issued by the Sub-Registrar, Devanahalli with regard to Survey No.35/4 measuring about 4 Acres;
77.	14.01.2019	Search Report bearing S.A.No.24248/2018-19 covering the period from 01.04.1984 to 31.03.2004 issued by the Sub-Registrar, Devanahalli with regard to Survey No.35/5 measuring about 4 Acres;
Re: Search Reports relating to Survey Nos.72:		
78.	28.02.2019	Search Report bearing S.A.No.28479/2018-19 covering the period from 13.02.1982 to 31.03.2004 issued by the Sub-Registrar, Devanahalli with regard to Survey No.72 measuring about 23 Acres 5 Guntas;

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(79)	23.02.2019	Search Report bearing S.A.No.28477/2018-19 covering the period from 01.04.2004 to 21.02.2019 issued by the Sub-Registrar, Devanahalli with regard to Survey No.72;
(80)	06.12.2019	Search Report bearing S.A. No. 25358/2019-20 covering the period from 21.02.2019 to 05.12.2019 issued by the Senior Sub-Registrar, Devanahalli with regard to Survey No. 72;
Re: Search Reports relating to Survey Nos.73, 74 & 75:		
(81)	19.07.2012	Search Report bearing S.A.No.3977/2012-13 covering the period from 01.04.1960 to 21.06.2012 issued by office of the Sub-Registrar, Devanahalli with regard to Survey No.73, 74, 75;
(82)	23.02.2019	Search Report bearing S.A.No.28475/2018-19 covering the period from 01.04.2012 to 21.02.2019 issued by office of the Sub-Registrar, Devanahalli with regard to Survey No.73;
(83)	07.12.2019	Search Report bearing S.A. No. 25356/2019-20 covering the period from 21.02.2019 to 05.12.2019 issued by office of the Senior Sub-Registrar, Devanahalli with regard to Survey No. 73;
(84)	22.02.2019	Search Report bearing S.A.No.28474/2018-19 covering the period from 01.04.2012 to 21.02.2019 issued by office of the Sub-Registrar, Devanahalli with regard to Survey No.74;
(85)	06.12.2019	Search Report bearing S.A.No. 25357/2019-20 covering the period from 21.02.2019 to 05.12.2019 issued by office of the Sub-Registrar, Devanahalli with regard to Survey No. 74;
(86)	09.01.2019	Search Report bearing S.A.No.24243/2018-19 covering the period from 06.04.2012 to 02.10.2016 issued by office of the Sub-Registrar, Devanahalli with regard to Survey No.75;
(87)	19.06.2019	Search Report bearing S.A.No.7068/2019-20 covering the period from 01.10.2016 to 18.06.2019 issued by office of the Senior Sub-Registrar, Devanahalli with regard to Survey No.75;

Sl.No.	Date	Particulars
88.	06.12.2019	Search Report bearing S.A.No. 25352/2019-20 covering the period from 18.06.2019 to 05.12.2019 issued by office of the Sub-Registrar, Devanahalli with regard to Survey No. 75;
Re: Search Reports relating to Survey Nos.73/1 & 73/3 :		
89.	23.02.2019	Search Report bearing S.A.No.28476/2018-19 covering the period 01.04.2010 to 21.02.2019 issued by the Senior Sub-Registrar, Devanahalli with regard to Survey No.73/1;
90.	06.12.2019	Search Report bearing S.A.No.25355/2019-20 covering the period 21.02.2019 to 05.12.2019 issued by the Senior Sub-Registrar, Devanahalli with regard to Survey No. 73/1;
91.	06.12.2019	Search Report bearing S.A.No.25354/2019-20 covering the period 01.04.2012 to 05.12.2019 issued by the Sub-Registrar, Devanahalli with regard to Survey No.73/3;
Re: Search Reports relating to Survey Nos.74/2:		
92.	20.12.2019	Search Report bearing S.A.No.27134/2019-20 covering the period 01.04.2012 to 19.12.2019 issued by the Senior Sub-Registrar, Devanahalli with regard to Survey No.74/2;

II. GLOSSARY (indicative)

Sl.No	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an acre or 121 square yards or 1089 Square Feet;
6.	Hisse/Hissa	Portions formed in survey numbers after phoddi / sub-division / partition;
7.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;

Sunitha R

Sl.No	Term	Description
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/ Panchayat Parikath	Customary oral partition effected between the co-owners/ family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi / sub-division along with the extent of the land;
15.	Phoddi / sub- division	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Phut Kharab/Khara b	A piece or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani	Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

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III. PROPERTY DETAILS:

All that piece and parcel of residentially converted lands bearing (a) Survey No.73/3 measuring about 2 Acres 27 Guntas (b) Survey No.74/2 measuring about 3 Acres 13 Guntas and (c) Survey No. 75 measuring about 4 Acres (earlier portion of Survey No.72 and still earlier Survey No.35) all situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk and presently bearing Kannamangala Village Panchayat Khata No.80/73/3/74/2/75 (PID No.150300200400520002), Thimmegowdanahosahalli Village, Devanahalli Taluk, measuring in all about 10 Acres or 40469.40 square metres and are individually bounded as under:-

Sy Nos	Extent		Boundaries			
	A	G	East	West	North	South
73/3	2	27	Survey No. 71	Survey No. 74/2, 72, 57 & 54	Survey No. 73/2	Survey No. 73/1 & 71
74/2	3	13	Survey No. 73/3 & 74/1	Survey Nos. 75	Survey No.72	Survey Nos. 74/1 & 71
75	4	00	Survey No. 74/2	Survey No. 76	Survey Nos. 77 & 72	Survey No. 71

IV. NOTE:

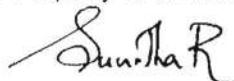
This Report has been prepared for our client M/s. Sobha Limited ('Client') in the context of their development of the Schedule Property set out in the Property Details hereto with the Owner and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document or filed in court proceedings. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes or to any authority. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by the Client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information and no information withheld. This Report should not be

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assumed to state the general principles of law applicable to transactions of this kind. To the extent that this Report, if it contains or refers to, reports, memoranda, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, opinions or advice.

V. FLOW OF TITLE:

1. All that piece and parcel of agricultural land bearing Survey No.35, situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk, measuring in all about 116 Acres, ("**Survey No. 35**") was originally a gomala land as could be evident from the Kammi Jasti Patrike issued by office of the Tahsildar, Devanahalli Taluk (Document No.49).
2. A.Subbarayappa son of Avalappa, who belonged to Devanga Caste, was granted 20 Acres comprising of 5 portions of 4 Acres each in Survey No.35 ("**Larger Property**") by the Government vide an Order bearing No.G.D.6/1944-45 as could be gathered from the Saguvali Chit Register Extract for the period 1941-42 and 1942-43 read with Deed of Sale dated 24.07.1946 (Document Nos.1 & 2). Neither the copy of the aforesaid Order bearing No.G.D.6/1944-45 under which A.Subbarayappa son of Avalappa was granted the Larger Property nor the copy of the Saguvali Chit has been furnished to us. On our requisitioning for the same, we have been furnished with an Endorsement bearing No. R.K.C.R: 1041/2018-19 dated 23.01.2019 (Document No.35) informing us that the said Order bearing No.G.D.6/1944-45 has been mutilated and hence the same cannot be issued. It is gathered from the survey records (Document Nos.50, 53, 61 & 66) that the grant records with regard to the Larger Property were missing and the phoddi / sub-division was effected based on the re-built records by the Survey Department. Taking into consideration the fact that after the grant, the lands were sold as far back as in 1946, and also the fact that such grant has been recorded in Saguvali Chit Register Extract (Document No.1) we have not found it necessary to seek for any further clarifications.
3. A.Subbarayappa son of Devanga Avalappa by a Deed of Sale dated 24.07.1946 (Document No.2) sold the Larger Property to Siddamma wife of Devanga



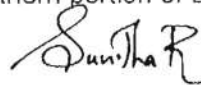
Venkatappa; who in turn sold the same to Sanjeevappa son of Chikka Hanumanthappa by a Deed of Sale dated 06.02.1950 (Document No.3).

4. Sanjeevappa son of Chikka Hanumanthappa joined by his sons Hanumanthappa and Anjanappa by a Deed of Sale dated 16.07.1954 (Document No. 4) sold the southern portion of Larger Property measuring about 12 Acres to V.Channaveerappa son of K.P.Veerabhadrappa. Sanjeevappa by a Lease Deed dated 22.07.1954 (Document No. 5) leased out southern portion of Larger Property to V.Channaveerappa for a term of one year.

5. V.Channaveerappa son of late K.P.Veerabhadrappa (for self and as father and natural guardian of his minor son Vijayakumar) joined by his son Vishwanath by a Deed of Sale dated 22.08.1968 (Document No.6) sold the southern portion of Larger Property measuring 12 Acres to M.C.Vasundra wife of Chikkaveerabhadrappa son of Chikkarudrappa.

6. It is gathered from the LR Tippani Nakal with regard to Survey No.72 issued by Superintendent of Land Records, Assistant Director, Devanahalli Taluk and Re-Survey Tippani with regard to Survey Nos.73, 74, 75 (Document Nos.50, 53, 61 & 66) that at the time of effecting phoddi of a portion of Survey No.35 (adjacent portion of Survey No.72) on 13.02.1982, a portion measuring about 23 Acres 05 Guntas (which included the Larger Property which was granted to A.Subbarayappa son of Avalappa) got separated from the main Survey No.35. As per the practice of the revenue department the said separated portion was termed as "udafe" as it was no longer contiguous with Survey No.35 and assigned a separate Survey No.72 ("Survey No.72"). However, though the Larger Property was assigned Survey No.72 in the year 1982 itself, we gather from the RTC/Pahani, that the said Survey No.72 was not updated in the revenue records and accordingly both the RTC/Pahanis and the Sale Deed dated 21.06.1985 have continued with the usage of the earlier Survey No.35 instead of Survey No.72 to describe the Larger Property (Document No. 37 to 39 & 7).

7. M.C.Vasundra wife of Chikka Veerabhadrappa by a Deed of Sale dated 21.06.1985 (Document No.7) sold the southern portion of Larger Property measuring



12 Acres to Shivakumar Kheny and Dharmaraj Kheny both sons of Maharudrappa Kheny; and on an application being made for the transfer of khata, Shivakumar Kheny and Dharmaraj Kheny both sons of Maharudrappa Kheny were registered as khatedars jointly of the said extent in the revenue records, by way of Mutation Register Extract bearing M.R.No.4/1985-86 (Document No.8).

8. It is further gathered from the Phoddi Prathi Extract of Survey No.72 and Re-Survey Tippani Nakal of Survey Nos.73, 74, 75 (Document Nos.51, 53, 61 & 66), that a phoddi was effected of the lands in Survey No.72 measuring in all about 23 Acres 05 Guntas, by the Survey Department on 22.05.1986, wherein blocks of 4 Acres each in the Larger Property were re-numbered as Survey Nos.73, 74, 75, 76 & 77 and the remaining extent of 3 Acres 05 Guntas being Government land was retained with Survey No.72.

9. Shivakumar Kheny son of Maharudrappa Kheny by a Deed of Release dated 29.05.2003 (Document No.9) executed in favour of his brother Dharmaraj Kheny son of Maharudrappa Kheny, released all his rights, claims and interest with regard to 11 Acres in Survey Nos. 73, 74 and 75 to his brother Dharmaraj Kheny and retained 1 Acre from and out of Survey Nos.73 & 74.

10. On an application being made for the transfer of khata, Dharmaraj Kheny son of Maharudrappa Kheny was erroneously registered as khatedar of portion of Survey No.73 measuring about 20 Guntas and portion of Survey No.74 measuring about 20 Guntas instead of 11 Acres in Survey Nos.73, 74, 75 in the revenue records, as could be gathered from Mutation Register Extract bearing M.R.No. 20/2002-03 (Document No.10). The said error was subsequently rectified pursuant to an Order dated 05.11.2005 in case bearing No.RRT/CR:241/2005-06 (Document No.11) and Dharmaraj Kheny was registered as khatedar of Survey No. 75 and portion of Survey Nos. 73, 74 in the revenue records by way of Mutation Register Extract bearing M.R.No.11/2005-06 (Document No.12), as stated below:-

Name of the khatedar	Survey No.73		Survey No.74		Survey No.75		Total Extent	
	Acres	Guntas	Acres	Guntas	Acres	Guntas	Acres	Guntas
Dharmaraj Kheny son of Maharudrappa	03	27	03	13	04	00	11	00

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11. On an application being made by Shiva Kumar Kheny for transfer of khata with regard to 1 Acre retained by him, the said Shiv Kumar Kheny son of Maharudrappa was registered as khatedar of portion of Survey No. 73 measuring about 13 Guntas and portion of Survey No. 74 measuring about 27 Guntas in the revenue records by way of Mutation Register Extract bearing M.R.No.11/2005-06 (Document No.12).

12. Dharmaraj Kheny son of late Maharudrappa Kheny by a General Power of Attorney dated 07.03.2007 (Document No.13) appointed and nominated T.K.Sreenivasa Setty son of late Venkatachala Setty as his attorney holder inter alia authorizing him to deal with and dispose of lands bearing Survey No. 73 measuring about 2 Acres 27 Guntas, Survey No. 74 measuring about 3 Acres 13 Guntas and Survey No. 75 measuring about 4 Acres, totally measuring in all about 10 Acres.

13. Dharmaraj Kheny son of late Maharudrappa Kheny, represented by his attorney holder T.K.Sreenivasa Setty, retained the northern portion of Survey No.73 measuring about one acre and sold the remaining 2 Acres 27 Guntas in Survey No.73, 3 Acres 13 Guntas in Survey No. 74 and 4 acres in Survey No.75 totally measuring about 10 Acres to T.K.Sreenivasa Setty son of late Venkatachala Setty under a Deed of Sale dated 11.04.2007 (Document No.14). On an application being made for the transfer of khata, T.K.Sreenivasa Setty son of late Venkatachala Setty was registered as khatedar of Survey No. 73 measuring about 2 Acres 27 Guntas, Survey No. 74 measuring about 3 Acres 13 Guntas and Survey No. 75 measuring about 4 Acres, totally measuring about 10 Acres, in the revenue records, as could be gathered from the Mutation Register Extract bearing M.R.No. 17/2006-07 (Document No.15).

14. It is gathered from the Order in case bearing No. LRF: SR (D) : 100/2011-12 dated 10.09.2012 passed by the Assistant Commissioner, Doddaballapur Sub-Division, Bangalore (Document No.16) that the proceedings that were initiated under Section 79(A) & 79(B) and Section 80 of the Karnataka Land Reforms Act, 1961 against T.K.Sreenivasa Setty son of Venkatachala Setty, with regard to his purchase of lands in Survey No. 73 measuring about 2 Acres 27 Guntas, Survey No. 74



measuring about 3 Acres 13 Guntas and Survey No. 75 measuring about 4 Acres, were subsequently dropped.

15. On phoddi being effected by the Survey Department of Survey No.73 measuring about 4 Acres on 05.04.2010 as could be gathered from Hissa Tippani Nakal (Document No.55) the southern portion of Survey No. 73 measuring 3 Acre which belonged to T.K.Sreenivasa Setty was assigned Survey No.73/1 ("**Survey No.73/1**") and the balance northern portion of Survey No.73 measuring 1 Acre belonged to Jayamma wife of Munishamappa was assigned Survey No. 73/2; and thereafter another phoddi was effected by the survey department on 02.04.2012 of lands in Survey No.73/1, as could be gathered from Hissa Tippani Nakal (Document No.58), wherein the southernmost portion of Survey No. 73/1 measuring about 13 Guntas was retained as Survey No. 73/1 and the balance northern portion of Survey No. 73/1 measuring about 2 Acres 27 Guntas belonging to T.K.Sreenivasa Setty was assigned with new Survey No. 73/3 ("**Survey No.73/3**").

16. On phoddi being effected of the lands in Survey No.74, by the survey department on 02.04.2012 as could be gathered from the Hissa Tippani Nakal (Document No.63), the south-eastern portion of Survey No. 74 measuring about 27 Guntas belonging Shivakumar Kheny was assigned Survey No. 74/1 and the remaining portion of Survey No.74 measuring about 3 Acres 13 Guntas belonging to T.K.Sreenivasa Setty was assigned Survey No. 74/2 ("**Survey No.74/2**").

17. T.K.Sreenivasa Setty son of late Venkatachala Setty, made an application to the Deputy Commissioner, for the conversion of Survey No. 73/3, Survey No. 74/2 and Survey No. 75 from agricultural to non-agricultural purposes and the Deputy Commissioner, Bangalore District, Bangalore, on the receipt of the requisite conversion fines, vide Official Memorandum bearing No.ALN:(De.K) SR: 23/2012-13 dated 17.10.2012, converted Survey No.73/3, Survey No.74/2 and Survey No.75, from agricultural to non-agricultural residential purpose. The said conversion has been mutated in the revenue records by way of Mutation Register Extract bearing M.R.No. T8/2012-13. (Document No. 20 read with Document Nos.17 to 19).



18. T.K.Sreenivasa Setty son of late Venkatachala Setty by a Deed of Sale dated 02.03.2013 (Document No.21) sold the residentially converted lands bearing Survey No.73/3, Survey No. 74/2 and Survey No. 75 to M/s.Renaissance Holdings and Developers Private Limited.

19. The residentially converted lands bearing Survey No.73/3, Survey No.74/2 and Survey No.75 measuring about 40469.40 square metres equivalent to 10 Acres were assessed to non-agricultural tax and were assigned Kannamangala Village Panchayat Khata No.80/73/3/74/2/75 (PID No.150300200400520002), Thimmegowdanahosahalli Village, Devanahalli Taluk ("Said Lands") and M/s. Renaissance Holdings and Developers Private Limited were registered as khatedars of the Said Lands in the records of Kannamangala Village Panchayat as could be evident from the Form 9 and Form 11 Extract, both dated 21.12.2013 issued by Panchayat Development Officer (Document No.22) were M/s. Renaissance Holdings and Developers Private Limited have paid property tax for the year 2013-14 with regard to the Khata No. 80/73/3/74/2/75 as could be evident from the Tax paid receipt dated 21.12.2013 (Document Nos.23). It is recommended that upto date tax paid receipts may be obtained for sake of completion of records.

20. The Certificate of Incorporation dated 03.10.1994 issued by the Registrar of Companies, Karnataka, Bangalore, annexed to the Memorandum of Association and Articles of Association both dated 22.09.1994 (Document Nos.25 & 26) discloses that Renaissance Holdings and Developers Private Limited was incorporated under the Companies Act, 1956 as the Private Limited Company on 03.10.1994. Thereafter Renaissance Holdings and Developers Private by a Special Resolution dated 27.06.2005 altered the provisions of its Memorandum of Association with regard to its objects at Ex-ordinary General Body Meeting held on 27.06.2005 as could be gathered from Certificate of Registration of Alteration of Objects issued by the Registrar of Companies, Karnataka, Bangalore dated 14.07.2005 (Document No.27). The copies of altered Memorandum of Association, Special Resolution dated 27.06.2005 and Ex-ordinary General Body Meeting held on 27.06.2005 may be obtained for sake of completion of records.

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21. We have been furnished with a Certificate dated 11.04.2018 (Document No.28) from the Company Secretary, confirming that there are no mortgages, charges or liens, no winding up proceedings filed or threatened winding up proceedings and that the Company has not made any reference under any of the prevailing statutes for voluntary winding up/ restructuring/ amalgamating/ demerger or any scheme with creditors and that the Company has passed necessary resolutions for the transaction which is as per the requirement of the Memorandum of Association & Articles of Association.

22. A Public Notice was issued by us in The Times of India and also in Prajavani on 20.09.2019 being local daily newspapers seeking for objections if any, from the general public, notifying to develop the Said Lands belonging to M/s.Renaissance Holdings and Developers Private Limited (Document No.24). We have not received any objections till date in response to the Public Notice so issued.

23. The Endorsement bearing No. LRF:CR:214/2011-12 dated 12.12.2011 issued by office of the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore (Document No. 29) confirms that no proceedings have been initiated under Section 79(A) and 79(B) of Karnataka Land Reforms Act, 1961 with regard to Said Lands along with other lands.

24. The Endorsement bearing No. PTCL:CR:(De)(E)198/2011-12 dated 13.12.2011 issued by office of the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore (Document No.30) confirms that no proceedings have been initiated with regard to Said Lands along with other lands under the provisions of Karnataka Scheduled Castes and Schedules Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

25. The Endorsement bearing No. LRF:CR:614/2011-12 dated 20.03.2012 issued by office of the Tahsildar, Devanahalli Taluk (Document No.31) confirms that no tenancy application have been filed with regard to Survey No.73 measuring about 3 Acres, Survey No.74 and Survey No.75 in Form 7 under Section 48(A) of Karnataka Land Reforms Act, 1961. It is recommended that an Endorsement from the Tahsildar



confirming that no tenancy claims have been filed in Form 7A under Section 77(A) of Karnataka Land Reforms Act, 1961 with regard to Survey Nos.35/3, 35/4, 35/5 may be obtained for sake of records.

26. The Endorsement bearing No. LAQ:CR:1/2012-13 dated 30.06.2012 issued by office of the Tahsildar, Devanahalli Taluk, (Document No.32) confirms that no acquisition proceedings have been initiated with regard to Survey No.73, 74, 75 in all measuring about 10 Acres along with other Survey Numbers.

27. The Endorsement bearing No. KHB: LAQ /2012-13 dated 06.07.2012 issued by office of the Special Land Acquisition Officer, the Karnataka Housing Board, Bangalore (Document No.33) confirms that no acquisition proceedings have been initiated with regard to Survey No.73, 74, 75 along with other lands by the Karnataka Housing Board for any of its projects.

28. The Endorsement bearing No.Bangalore/SpLAO-2/1072/2012-13 dated 06.07.2012 issued by office of the Special Land Acquisition Officer-2, the Karnataka Industrial Areas Development Board, Bangalore (Document No.34) confirms that no acquisition proceedings have been initiated with regard to Survey Nos.73, 74, 75 along with other lands by the Karnataka Industrial Areas Development Board.

29. It is recommended that present Endorsement from the (a) Bangalore International Airport Planning Authority, Devanahalli, (b) Karnataka Housing Board, (c) Karnataka Industrial Area Development Board confirming that no acquisition proceedings have been initiated with regard to Survey Nos.73/3, 74/2, 75 may be obtained.

30. The Endorsement bearing No.BIAAPA/TP03/MIS/90/2018-19/2247 dated 18/19.02.2019 issued by Joint Director and Member Secretary, Bangalore International Airport Planning Authority, Devanahalli (Document No.36) confirms that no acquisition proceedings have been initiated with regard to Survey Nos.73/3, 74/2, 75 along with other lands by Bangalore International Airport Area Planning Authority.

31. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No.35/3 (Document No.37) discloses



the total and actual extent as 4 Acres, there being no kharab. The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1968-69 to 1970-71	Chikka Sanne Sanjeevappa	-	-	-
1971-72	Chikka Sanne Sanjeevappa	-	-	Chikka Veerabhadrapa
1972-73	Chikka Sanne Sanjeevappa	-	-	-
1973-74 to 1977-78	Chikka Sanne Sanjeevappa	Through Grant	-	Pillanna
1978-79	M.C.Vasundra w/o Chikka Veerabharappa	RR No.205	-	Pillanna
1979-80 to 1982-83	M.C.Vasundra w/o Chikka Veerabharappa	RR No.205	-	M.C.Vasundra
1983-84 to 1985-86	Shivakumar Kheny & Dharmaraj Kheny	RR No. 381	-	M.C.Vasundra
1986-87 to 1987 -88	Shivakumar Kheny & Dharmaraj Kheny	RR No. 381	-	-

32. The RTC/Pahani which have been furnished to us with regard to Survey No.35/3 for the period from 1968-69 to 1987-88 corroborate with the title and document furnished and do not disclose any change or deviation either in the ownership or occupancy save and except Column 12 of the RTC/Pahani for the period 1973-74 to 1978-79 which reflects one Pillanna as occupant. Taking into consideration the fact that the RTC/Pahani subsequent to the aforesaid period does not disclose the name of Pillanna as an occupant and also considering the fact that Survey No.35 is a larger extent comprising of multiple portions held by various owners and the fact that we have not received any objection to the Public Notice issued by us, we presume there are no claims from the said Pillanna.

33. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No.35/4 (Document No.38),

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discloses the total and actual extent as 4 Acres, there being no kharab. The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1968-69 to 1970-71	Chikka Sanne Sanjeevappa	-	-	-
1971-72	Chikka Sanne Sanjeevappa	-	-	Chikka Veerabhadrappa
1972-73	Chikka Sanne Sanjeevappa	-	-	-
1973-74 to 1978-79	Chikka Sanne Sanjeevappa	Through Grant	-	Pillana
1979-80 to 1982-83	M.C.Vasundra w/o Chikka Veerabharappa	RR No.205	-	M.C.Vasundra

34. Column 12 of the RTC/Pahani for the period 1973-74 to 1978-79 with regard to Survey No.35/4 reflects one Pillanna as occupant. Taking into consideration the fact that the RTC/Pahani subsequent to the aforesaid period does not disclose the name of Pillanna as an occupant and also considering the fact that Survey No.35 is a larger extent comprising of multiple portions held by various owners and the fact that we have not received any objection to the Public Notice issued by us, we presume there are no claims from the said Pillanna.

35. The RTC/Pahani for the period from 1983-84 to 1986-87 with regard to Survey No.35/4 have not been furnished to us. Taking into consideration the fact that the RTC/Pahani prior to and subsequent to the aforesaid missing period, have been furnished to us and that the same corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

36. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No.35/5 (Document No.39), discloses the total and actual extent as 4 Acres, there being no kharab. The RTC/Pahani further discloses the following owners and occupants:

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Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1968-69 to 1970-71	Chikka Sanne Sanjeevappa	-	-	-
1971-72	Chikka Sanne Sanjeevappa	-	-	Chikka Veerabhadrapa
1972-73	Chikka Sanne Sanjeevappa	-	-	-
1973-74 to 1978-79	Chikka Sanne Sanjeevappa	Through Grant	-	Pillanna
1979-80 to 1984-85	M.C.Vasundra w/o Chikka Veerabharappa	RR No.205	-	M.C.Vasundra
1985-86 to 1987-88	Shivakumar Kheny & Dharmaraj Kheny	RR 381	-	Shivakumar Kheny

37. The RTC/Pahani which has been furnished to us with regard to Survey No.35/5 for the period from 1968-69 to 1987-88 corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy save and except column 12 of the RTC/Pahani for the period 1973-74 to 1978-79 which reflects one Pillanna as occupant. Taking into consideration the fact that the RTC/Pahani subsequent to the aforesaid period does not disclose the name of Pillanna as an occupant and also considering the fact that Survey No.35 is a larger extent comprising of multiple portions held by various owners and the fact that we have not received any objection to the Public Notice issued by us, we presume there are no claims from the said Pillanna.

38. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below, with regard to Survey No.73 (Document No. 40 & 41), discloses the total and actual extent as 4 Acres, there being no kharab. The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1988-89 to 1996-97	Shivakumar Kheny	Through Sale Deed Order bearing No. ADLR:C.R.No.30/86 -87	-	Shivakumar Kheny
	Dharmaraj Kheny			

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Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1997-98 to 2001-02	Shivakumar Kheny	Through Sale Deed Order bearing No. ADLR.C.R.No.30/96 -97	-	Shivakumar Kheny
	Dharmaraj Kheny			
2001-02	Shivakumar Kheny	-	-	-
	Dharmaraj Kheny			
2002-03	Shivakumar Kheny Dharmaraj Kheny	Through Sale Deed order bearing No ADLR.C.R.No.30/96 -97	-	Shivakumar Kheny,
	Dharmaraj Kheny s/o Maharudrappa Kheny			Dharmaraj Kheny
2003-04 and 2004-05	Shivakumar Kheny Dharmaraj Kheny (3 A 20 G)	order bearing No ADLR.C.R.No.30/96 -97- Sale	-	Shivakumar Kheny
	Dharmaraj Kheny s/o Maharudrappa Kheny (20 G)	M.R.No.20/2002-03 Release Deed		Dharmaraj Kheny
2005-06 to 2006-07	Shivakumar Kheny s/o Maharudrappa Kheny (13 G)	M.R.No.11/2005-06 rectification of pahani	-	Shivakumar Kheny,
	Dharmaraj Kheny s/o Maharudrappa Kheny (3 A 27 G)	M.R.No.11/2005-06 rectification of pahani		Dharmaraj Kheny
2007-08	T.K.Sreenivasa Setty (2 A 27 G)	M.R.No.17/06-07	-	Shivakumar Kheny,
	Jayamma w/o Munishamappa (1A)	M.R.No.10/07-08		Dharmaraj Kheny
	Shivakumar Kheny s/o Maharudrappa Kheny (13 G)	M.R.No.16/08-09		T.K.Sreenivasa Setty Jayamma w/o Munishamappa
2008-09 to 2010-11	T.K.Sreenivasa Setty (2 A 27 G)	M.R.No.17/06-07	-	T.K.Sreenivasa Setty
	Jayamma w/o Munishamappa (1A)	M.R.No.10/07-08		Jayamma
	Shivakumar Kheny (13 G)	M.R.No.16/08-09		Shivakumar Kheny Dharmaraj Kheny

39. The RTC/Pahani for period 1988-89 to 2010-11 furnished to us with regard to Survey No. 73 corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

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40. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set below with regard to Survey No.73/3 (Document No. 42), discloses the total and actual extent as 2 Acres 27 Gunias, there being no kharab. The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2011-12	T.K.Sreenivasa Setty (2 A 27 G)	M.R.No.17/06-07	-	T.K.Sreenivasa Setty
2012-13 to 2017-18	T.K.Sreenivasa Setty (2 A 27 G)	M.R.No.T8/12-13	-	T.K.Sreenivasa Setty

41. The RTC/Pahani for period 2011-12 to 2017-18 furnished to us with regard to Survey No. 73/3 corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

42. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set below with regard to Survey No.74 (Document Nos.43 & 44), discloses the total and actual extent as 4 Acres, there being no kharab. The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1986-87 and 1987-88	Shivakumar Kheny Dharmaraj Kheny	CR No. 30/86-87 Ancestral	-	-
1988-89 to 1991-92	Shivakumar Kheny Dharmaraj Kheny	Through Sale Deed ADLR CR No. 30/86- 87 Ancestral	-	Shivakumar Kheny
1997-98 to 2001-02	Shivakumar Kheny Dharmaraj Kheny	Through Sale Deed ADLR CR No. 30/86- 87 Ancestral	-	Shivakumar Kheny
2002-03	Shivakumar Kheny Dharmaraj Kheny	Through Sale Deed order by ADLR C.R.No.3/1986-87	-	Shivakumar Kheny
	Dharmaraj Kheny			Dharmaraj Kheny
2003-04 to 2004-05	Shivakumar Kheny Dharmaraj Kheny (3A 20G)	Through Sale Deed order by ADLR C.R.No.3/1986-87	-	Shivakumar Kheny
	Dharmaraj Kheny s/o Maharudrappa Kheny (20 G)	M.R.No.20/2002-03 Release Deed	-	Dharmaraj Kheny
2005-06 & 2006-07	Shivakumar Kheny s/o Maharudrappa Kheny (27 G)	M.R.No.11/2005-06 rectification of pahani	-	Shivakumar Kheny,

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Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	Dharmaraj Kheny s/o Maharudrappa Kheny (3A 13 G)	-		Dharmaraj Kheny
2007-08	T.K Sreenivasa Setty s/o late Venkatachala Setty (3A 13 G)	M.R No. 17/2006-07 Sale	-	Shivkumar Kheny
	Shivkumar Kheny s/o Maharudrappa (27 G)	M.R.No.11/2005-06 rectification of pahani		T.K Sreenivasa Setty
2008-09 to 2011-12	T.K Sreenivasa Setty s/o late Venkatachala Setty (3A 13 G)	M.R No. 17/2006-07 Sale	-	Shivkumar Kheny
	Shivkumar Kheny son of Maharudrappa Kheny (27 G)	M.R No. 16/2008-09 Land Conversion		T.K Sreenivasa Setty

43. The RTC/Pahani for the period from 1992-93 to 1996-97 with regard to Survey No.74 have not been furnished to us. Taking into consideration the fact that the RTC/Pahani subsequent to the aforesaid missing period, have been furnished to us and that the same corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy, we presume there would not be any change or deviation either in the ownership or occupancy of Survey No.74.

44. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No.74/2 (Document No.45) discloses the total and actual extent as 3 Acres 13 Guntas, there being no kharab. The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2011-12	T.K.Sreenivasa Setty (3 A 13 G)	M.R.No.17/06-07	-	T.K.Sreenivasa Setty
2012-13 to 2017-18	T.K.Sreenivasa Setty (3 A 13 G)	M.R.No.T8/12-13	-	T.K.Sreenivasa Setty

45. The RTC/Pahani for the period 2011-12 to 2017-18 with regard to Survey No.74/2 corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

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46. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No.75 (Document No.46 & 47) discloses the total and actual extent as 4 Acres, there being no kharab. The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1986-87 and 1987-88	Shivakumar Kheny	Through Sale Deed order by ADLR C.R.No.3/1986-87	-	
	Dharmaraj Kheny			
1988-89 to 2001-02	Shivakumar Kheny	Through Sale Deed order by ADLR C.R.No.30/1986-87	-	Shivakumar Kheny
	Dharmaraj Kheny			
2002-03 to 2004-05	Shivakumar Kheny	Through Sale Deed order by ADLR C.R.No.3/1986-87	-	Shivakumar Kheny
	Dharmaraj Kheny			
2005-06	Dharmaraj Kheny s/o Maharudrappa Kheny	M.R.No.11/2005-06 rectification of pahani	-	Shivakumar Kheny,
				Dharmaraj Kheny
2006-07	Dharmaraj Kheny s/o Maharudrappa (04 A)	M.R.11/2005-06 rectification of pahani	-	Dharmaraj Kheny
2007-08 to 2011-12	T.K.Sreenivasa Setty s/o late Venkatachala	M.R.No.17/2006-07 Sale	-	T.K.Sreenivasa Setty
2012-13 to 2017-18	T.K.Sreenivasa Setty s/o late Venkatachala	M.R.No.T8/2012-13 Conversion	-	T.K.Sreenivasa Setty

47. The RTC/Pahani for the period 1986-87 to 2017-18 with regard to Survey No.75 corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

48. The Village Map of Thimmegowdanahosahalli village issued by office of the Director, Land Survey, Revenue Settlement and Land Records, Bangalore (Document No.48) discloses the shape and location of Survey No. 35.

49. On phoddi being effected by the survey department on 13.02.1982, as discussed in detail in Para 5 above, a portion of Survey No.35 measuring about 23 Acres 05 Guntas was assigned Survey No.72.

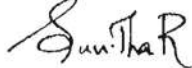
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50. The lands in Survey No.72 were thereafter phoddied by the Survey Department wherein the lands held by A.Subbarayappa was re-numbered as Survey Nos.73, 74, 75, 76 & 77 measuring about 4 Acres each and the balance 3 Acres 05 Guntas being government land was retained with the Survey No.72 as can be gathered from the Phoddi Prathi Extract of Survey No.72 issued by office of the Assistant Director of Land Records, Doddaballapura Sub-Division, Bangalore (Document No.51 & 52), Re-Survey Tippani issued by office of the Director of Land Survey Department, Devanahalli with regard to Survey Nos, 73, 74 & 75 and Tippani Nakal issued by office of the Assistant Director of Land Records, Doddaballapura Sub- Division, Bangalore, with regard to Survey Nos.73, 74 & 75 (Document Nos.53, 54, 61, 62, 66 & 67).

51. The lands in Survey No.73 measuring about 4 Acres were phoddied /sub-divided by the Survey Department on 05.04.2010 and on such phoddi, the southern portion of Survey No. 73 measuring about 3 Acres, held by T.K.Sreenivasa Setty was assigned Survey No. 73/1 and the balance northern portion of Survey No.73 measuring about 1 Acre assigned with Survey No. 73/2 as could be gathered from the Hissa Survey Tippani, Atlas and RR Balabagada Nakal all issued by office of the Inspector, Devanahalli Taluk (Document Nos.55 to 57).

52. On further phoddi being effected by the survey department on 02.04.2012 of Survey No.73/1, the southernmost portion of Survey No.73/1 measuring about 13 Guntas was retained as Survey No. 73/1 and the balance northern portion of Survey No.73/1 measuring about 2 Acres 27 Guntas belonged to T.K.Sreenivasa Setty was assigned Survey No. 73/3 as could be gathered from Hissa Survey Tippani, Atlas and RR Balabagada Nakal all issued by office of the Superintendent, office of Assistant Director of Land Records, Devanahalli Taluk (Document Nos.58 to 60). As per the Hissa Survey Tippani, Survey No.73/3 is bounded on the East by: Survey No.71, on the West by: Survey Nos. 74/2, 72, 57 and 54, on the North by: Survey No.73/2 and on the South by: Survey Nos.73/1 & 71.

53. The lands in Survey No.74 measuring about 4 Acres, were phoddied/sub-divided by the survey department on 02.04.2012 into 2 portions; and on such phoddi,



the south-eastern portion of Survey No. 74 measuring about 27 Guntas was assigned Survey No.74/1 and the remaining portion of Survey no. 74 measuring about 3 Acres 13 Guntas held by T.K.Sreenivasa Setty was assigned Survey No. 74/2 as could be gathered from Hissa Tippani Nakal, Atlas and RR Balabagada Nakal all issued by office of the Superintendent (Ka.Ni) office of Assistant Director of Land Records, Devanahalli Taluk (Document No.63 to 65). The Hissa Tippani Nakal further discloses that Survey No.74/2 is bounded on the East by: Survey No.73 and Survey No.74/1, on the West by: Survey Nos. 75, on the North by: Survey No.72 and on the South by: Survey No.74/1 & 71.

54. The Karnataka Revision Settlement Akarband issued by office of the Inspector, Devanahalli Taluk (Document No.68) shows the total and actual extent of Survey Nos. 73, 74 and 75 as set out herein below:

Survey Nos.	Total Extent		Kharab		Actual Extent	
	Acre	Guntas	Acre	Gunta	Acre	Guntas
73	4	00	00	00	4	00
74	4	00	00	00	4	00
75	4	00	00	00	4	00

55. The Karnataka Revision Settlement Akarband issued by office of the Superintendent (Ka.Ni) office of Assistant Director of Land Records, Devanahalli Taluk (Document No.69) shows the total and actual extent of Survey Nos. 74/1, 74/2, 73/1, 73/2 and 73/3 as set out herein below:

Survey Nos.	Total Extent		Kharab		Actual Extent	
	Acre	Guntas	Acre	Gunta	Acre	Guntas
74/1	00	27	00	00	00	27
74/2	3	13	00	00	3	13
73/1	00	13	00	00	00	13
73/3	2	27	00	00	2	27
73/2	1	00	00	00	1	00

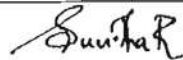
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56. The Search Report with regard to Survey No 35 situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk, issued by the concerned Sub-Registrar (Document No. 70 to 72) disclose the following transactions:-

S.A. No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
12758/11-12	01.04.1935	31.03.1960	Sale Deed dated 19.08.1935	0	36	Narayana Gowda	Veerabadra shetty	398
			Mortgage Deed dated 27.01.1945	4	0	Munishami	Government-Amaladar	1029
			Mortgage Deed dated 27.01.1945	4	0	Munishamappa Siddaiah	Government-Amaladar	SF8
			Sale Deed dated 15.05.1945	4	0	Nagappa	Subbaraiyappa	1523
			Sale Deed dated 25.07.1946	20	0	Subbaraiyappa	Siddamma	208
			Sale Deed dated 25.07.1946	4	0	Subbaraiyappa	Siddamma	209
			Sale Deed dated 18.11.1946	4	0	Pillabairappa	Munishamappa	-
			Sale Deed dated 25.07.1947	0	20	Baiyremaneappa	Subbaiah	-
			Lease dated 20.08.1947	4	0	Subbaiah	Muniveeramma	392
			Sale Deed dated 14.11.1947	4	0	Siddamma	Chikkaveerappa	872
			Sale Deed dated 08.02.1950	20	0	Siddamma	Sanjeevappa	1505
			Sale Deed dated 24.06.1950	2	0	Sanjeevappa	Mariappa	653
			Sale Deed dated 26.09.1950	2		K.N.Ramaswamappa	Munishamappa	1412

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			Sale Deed dated 26.09.1950	2	0	Narayanappa	Munishamappa	1413
			Sale Deed dated 20.12.1950	4	0	Munishamappa	Muniyappa	2008
			Sale Deed dated 18.04.1951	2	0	Subbaiah	Chatappa	148
			Sale Deed dated 04.12.1951	6	0	Sanjeevappa	Anjenappa	1990
			Sale Deed dated 18.06.1952	2	19	Chikkavellappa	Erappa Bhadrappa	743
			Sale Deed dated 01.05.1953	1	0	Sanjeevappa	M. Tamanna	254
			Sale Deed dated 01.05.1953	6	0	Anjenappa	M. Tamanna	253
			Sale Deed dated 22.07.1954	12	0	Sanjeeppa	Chinnaveerappa	736
			Lease Deed dated 22.07.1954	12	0	Sanjeevappa	Chinnaveerappa	739
			Sale Deed dated 02.08.1954	4	0	Doddapapiiah, Ramaiah & others	Palappa	840
			Agreement dated 09.07.1955	20	0	M. Muniswamaiah, YC Chikka annaiah, BR Nagaraja Rao		733
			Sale Deed dated 09.04.1956	2	0	Lagumakka	Veerappa	44
			Sale Deed dated 15.07.1957	4	10	Ramaiah, Malappa	Vella	905
			Sale Deed dated 17.10.1957	1/2 (38 G)		Maravva	Badrappa	1746
			Sale Deed dated 18.11.1958	6		Tamanna	Y.K. Rudrappa	2640
28478/18-19	01.04.1960	31.03.1982	Sale Deed dated 25.04.1964	04	00	Puttamma	Bachchappa	259
			Sale Deed dated 28.09.1964	02	00	Mariyappa	A. Nanjappa	2064



			Sale Deed dated 06.12.1966	07	00	Y.K.Rudrappa	B.K.Narayanasw amapp	3226
			Sale Deed dated 25.06.1969	04	00	Narayanappa	Anjinappa	1016
			Sale Deed dated 25.03.1970	02	00	Muniramalah	Bachanna	3763
			Sale Deed dated 15.06.1972	02	00	Bachchanna	Thammanna	1152
			Sale Deed dated 28.08.1980	02	00	Channappa	Nagarajappa	946
27157/ 19-20	01.04.1982	31.03.1986	Sale Deed dated 21.06.1985	12	00	M.C.Vasundara	Shiva Kumar Kheny	178

57. In addition to the transactions highlighted in bold in the table above, the Search Report bearing S.A.No.12758/2011-12 for the period 01.04.1935 to 31.03.1960 also discloses Sale Deed dated 19.08.1935, Mortgage Deed dated 27.01.1945, Mortgage Deed dated 27.01.1945, Sale Deed dated 15.05.1945, Sale Deed dated 25.07.1946, Sale Deed **dated 18.11.1946**, Sale Deed dated 25.07.1947, Sale Deed dated 20.08.1947, Sale Deed dated 14.11.1947, Sale Deed dated 24.06.1950, Sale Deed dated 26.09.1950, Sale Deed dated 26.09.1950, Sale Deed dated 20.12.1950, Sale Deed dated 18.04.1951, Sale Deed dated 04.12.1951, Sale Deed dated 18.06.1952, Sale Deed dated 01.05.1953, Sale Deed dated 01.05.1953, Sale Deed dated 02.08.1954, Sale Agreement dated 09.07.1955, Sale Deed dated 09.04.1956, Sale Deed dated 15.07.1957, Sale Deed dated 17.10.1957 and Sale Deed dated 18.11.1958 and the Search Report bearing S.A.No.28478/2018-19 for the period 01.04.1960 to 31.03.1982 discloses the Sale Deed dated 25.04.1964, Sale Deed dated 28.09.1964, Sale Deed dated 06.12.1966, Sale Deed dated 25.06.1969, Sale Deed dated 25.03.1970, Sale Deed dated 15.06.1972 and Sale Deed dated 28.08.1980, all of which do not pertain to the subject matter of this title report but pertain to remaining portion of Survey No.35 which is a large extent, therefore we have not discussed in detail in this title report.

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58. The Search Report with regard to Survey No.35 (Portion 2) situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk, issued by the concerned Sub-Registrar (Document No.73) discloses as below:-

S.A. No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
22156/19-20	01.04.1968	31.03.1969	Sale Deed dated 28.08.1968	12	00	V.Channa Veerappa & C.Vishwanath	M.C.Vasundra	1803

59. The Search Report for the period 01.04.1968 to 31.03.1969 furnished to us with regard to Survey No.35 (Portion 2) do not disclose any transactions other than those discussed hereinabove.

60. The Search Report with regard to Survey Nos.35/3, 35/4, 35/5 situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk, issued by the concerned Sub-Registrar (Document No.74) discloses as below:-

S.A. No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
19078/12-13	01.04.1960	31.03.1984	Nil	-	-	-	-	-

61. The Search Reports for the period 01.04.1960 to 31.03.1984 furnished to us with regard to Survey Nos. 35/3, 35/4, 35/5 do not disclose any transactions.

62. The Search Reports with regard to Survey No.35/3 situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk, issued by the concerned Sub-Registrar (Document No.75) discloses as below:-

S.A. No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
24250/18-19	01.04.1984	31.03.2004	Nil	-	-	-	-	-

63. The Search Reports for the period 01.04.1984 to 31.03.2004 furnished to us with regard to Survey No. 35/3, do not disclose any transactions.

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64. The Search Reports with regard to Survey No.35/4 situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk, issued by the concerned Sub-Registrar (Document No.76) discloses as below:-

S.A. No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
24249/18-19	01.04.1984	31.03.2004	Nil	-	-	-	-	-

65. The Search Reports for the period 01.04.1984 to 31.03.2004 furnished to us with regard to Survey No. 35/4, do not disclose any transactions.

66. The Search Reports with regard to Survey No.35/5 situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk, issued by the concerned Sub-Registrar (Document No.77) discloses as below:-

S.A. No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
24248/18-19	01.04.1984	31.03.2004	Nil	-	-	-	-	-

67. The Search Reports for the period 01.04.1984 to 31.03.2004 furnished to us with regard to Survey No. 35/5, do not disclose any transactions.

68. The Search Reports with regard to Survey No.72 situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk, issued by the concerned Sub-Registrar (Document No.78 to 80) discloses as below:-

S.A. No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
28479/18-19	13.02.1982	31.03.2004	Nil	23	05	-	-	-
28477/18-19	01.04.2004	21.02.2019	Agreement for Sale dated 23.08.2013	03	05	K.N.Nagaraj	Prakruthi Nest	4182/13-14
25358/19-20	21.02.2019	05.12.2019	Nil	23	05	-	-	-

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69. The Search Reports for the period 01.04.2004 to 21.02.2019 discloses the Agreement for Sale dated 23.08.2013 (Document No. 4182/13-14) pertain to remaining portion of Survey No.72, which is not subject matter of this title report.

70. The Search Reports for the period 13.02.1982 to 05.12.2019 furnished to us with regard to Survey No.72, do not disclose any transactions.

71. The Search Report with regard to Survey Nos.73, 74, 75 situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk issued by the concerned Sub-Registrar (Document No.81) disclose the following transactions:-

S.A. No.	From	To	Transaction	Sy No.	Extent		By	In Favour of	Doc No.
					A	G			
3977/12-13	01.04.1960	21.06.2012	Release Deed dated 29.05.2003	73	12	0	Shivakumar Kheny	Dharmaraj Kheny	543/03-04
				74					
				75					
			Sale Deed dated 19.04.2007	73	10	0	Dharmaraj Kheny	Sreenivasa Setty	349/07-08
				74					
				75					
			Sale Deed dated 11.07.2007	73	1	0	Dharmaraj Kheny	Jayamma	2127/07-08
			Mortgage Deed dated 01.01.2009	73	1	0	Jayamma	VSSN	5061/08-09

72. In addition to the transactions discussed herein above, the Search Report for the period from 01.04.1960 to 21.06.2012 also discloses Sale Deed dated 11.07.2007 and Mortgage Deed dated 01.01.2009. We observe that the said transactions pertains to the balance portion of Survey No.73, which is not the subject matter of this title report and hence we have not discussed the same in this title report.

73. The Search Report with regard to Survey No.73, situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk issued by the concerned Sub-Registrar (Document No. 82 & 83) discloses as following:-

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S.A. No.	From	To	Transaction	Sy No.	Extent		By	In Favour of	Doc No.
					A	G			
28475/18-19	01.04.2012	21.02.2019	Sale Deed dated 02.03.2013	73	2	27	T.K.Sreenivasa Setty	M/s.Renaissance Holding & Developers Pvt Ltd	8132/12-13
25356/19-20	21.02.2019	05.12.2019	Nil	73	4	00	-	-	-

74. The Search Reports for the period 01.04.2012 to 05.12.2019 furnished to us with regard to Survey Nos. 73, do not disclose any transactions other than those discussed hereinabove.

75. The Search Report with regard to Survey No.73/1, situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk issued by the concerned Sub-Registrar (Document No. 89 & 90) discloses as following:-

S.A. No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
28476/18-19	01.04.2010	21.02.2019	-	03	00	-	-	-
25355/19-20	21.02.2019	05.12.2019	-	03	00	-	-	-

76. The Search Reports for the period 01.04.2010 to 05.12.2019 furnished to us with regard to Survey Nos. 73/1, do not disclose any transactions other than those discussed hereinabove.

77. The Search Report with regard to Survey Nos. 73/3 situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk, issued by the concerned Sub-Registrar, Devanahalli (Document No.91) disclose the following transactions:-

S.A. No.	Period		Transaction	Extent		By	In Favour of	Doc No.
	From	To		A	G			
25354/19-20	01.04.2012	05.12.2019	Sale Deed dated 2.03.2013	2	27	T.K.Sreenivasa Setty	M/s.Renaissance Holdings and Developers Pvt Ltd	8132/12-13

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78. The Search Reports for the period 01.04.2012 to 05.12.2019 furnished to us with regard to Survey Nos. 73/3, do not disclose any transactions other than those discussed hereinabove.

79. The Search Report with regard to Survey No.74, situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk issued by the concerned Sub-Registrar (Document No. 84 & 85) disclose the following transactions:-

S.A. No.	From	To	Transaction	Sy No.	Extent		By	In Favour of	Doc No.
					A	G			
28474/2018-19	01.04.2012	21.02.2019	Sale Deed dated 02.03.2013	74/2	03	13	T.K.Sreenivasa Setty	M/s.Renaissance Holding & Developers Pvt Ltd	8132/12-13
25357/2019-20	21.02.2019	05.12.2019	Nil	74	04	00	-	-	-

80. The Search Reports for the period 01.04.2012 to 05.12.2019 furnished to us with regard to Survey No. 74, do not disclose any transactions other than those discussed hereinabove.

81. The Search Report with regard to Survey No. 74/2 situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk, issued by the concerned Sub-Registrar, (Document No.92) discloses as following:-

S.A. No.	Period		Transaction	Extent		By	In Favour of	Doc No.
	From	To		A	G			
27134/19-20	01.04.2012	19.12.2019	Sale Deed dated 02.03.2013	3	13	T.K.Sreenivasa Setty	M/s.Renaissance Holdings and Developers Pvt Ltd	8132/12-13

82. The Search Reports for the period 01.04.2012 to 19.12.2019 furnished to us with regard to Survey No. 74/2, do not disclose any transactions other than those discussed hereinabove.

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83. The Search Report with regard to Survey No.75, situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk issued by the concerned Sub-Registrar (Document No. 86 to 88) discloses as following:-

S.A. No.	From	To	Transaction	Sy No.	Extent		By	In Favour of	Doc No.
					A	G			
24243 /18-19	06.04.2012	02.10.2016	Sale Deed dated 02.03.2013	75	4	00	T.K.Sreenivasa Setty	M/s.Renaissance Holding & Developers Pvt Ltd	8132/12-13
7068/2019-20	01.10.2016	18.06.2019	Nil	75	04	00	-	-	-
25352 /2019-20	18.06.2019	05.12.2019	Nil	75	04	00	-	-	-

84. The Search Reports for the period 06.04.2012 to 05.12.2019 furnished to us with regard to Survey No. 75, do not disclose any transactions other than those discussed hereinabove.

85. We have inspected the originals of the documents listed as Sl Nos.9, 10, 12, 13, 14, 15, 17, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 41, 42, 44, 45, 47, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and the certified copies of the documents listed as Sl.Nos.2, 3, 4, 6, 7, 8, 37, 38, 39, 40, 48, 50, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69 and True copies listed as Sl. Nos.11, 16, 49, 51, 52 pertaining to the Said Land on 21.06.2019.

VI.

OBSERVATIONS AND SUGGESTIONS:

Taking into consideration the documents and information furnished and subject to observations made hereinabove and the documents requisitioned, subject to Search Reports being updated and tax being paid upto date we are of the view that the piece and parcel of residentially converted lands bearing (a) Survey No.73/3 measuring about 2 Acres 27 Guntas (b) Survey No.74/2 measuring about 3 Acres 13 Guntas and (c) Survey No. 75 measuring about 4 Acres (earlier portion of Survey No.72 and still earlier Survey No.35), all situated at Thimmegowdanahosahalli Village, Kasaba Hobli, Devanahalli Taluk and presently bearing Kannamangala

Sunitha R

Village Panchayat Khata No.80/73/3/74/2/75 (PID No.150300200400520002), Thimmegowdanahosahalli Village, Devanahalli Taluk, measuring in all about 10 Acres or 40469.40 square metres ("**Property**" or "**Said Lands**"), presently vest with Renaissance Holdings and Developers Private Limited and they have a marketable title to the Said Lands.

Mrs. K.N. Geetha has been assisted by Mrs. Hamsaveni in the preparation of this Title report.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,
Anup S Shah Law Firm


(R. Sunitha)
Advocate.